

Meeting Notice
City of Warwick
Planning Board

Date: Wednesday, March 11, 2009

Time: 6:00 p.m.

Location: Warwick City Hall
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

Review and acceptance of February 2009 meeting minutes.

Public Hearing

Major Land Development Project

Orchard Avenue Medical Office Building

Applicant: North End Realty, LLC

Location: 281 Centerville Road

Assessor's Plat: 246

Lot(s): 243

Zoning District: Office

Land Area: 1.3 +/- acres

Number of lots: 1

Engineer: SFM Engineering Associates

Ward: 8

The applicant is requesting Preliminary approval of a Major Land Development Project for the construction of a new 10,800 square foot medical office building with less than required setback for parking spaces and less than required landscape buffer, on a lot zoned Office.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1. Generally consistent with the Comprehensive Community Plan.**
- 2. In compliance with the standards and provisions of the City’s Zoning Ordinance PCO-48-07, Amended.**
- 3. That there will be no significant negative environmental impacts from the proposed development.**
- 4. That the development will not result in the creation of individual**

lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.

5. That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant Preliminary Approval with Final Approval to be through the Administrative Officer, upon compliance with the following stipulations:

1. That the applicant shall remit full payment to the Warwick Sewer Authority for the new sewer service connection and grinder pump, prior to final recording.

2. That the final plan shall be reviewed and approved by the City Engineering Department, for compliance with Section 3.02C of the Procedural and Technical Standards for the Practice of Land Surveying, effective April 1, 1994.

3. That the applicant shall illustrate the project layout on the Class I survey plan.

Public Meeting

Request for a Zone Change

Applicant: Kathleen Melbourne

Location: 50 Morris Street

Assessor's Plat: 332

Assessor's Lot(s): 312

Zoning District: Open Space

Proposed Zoning: Residential A-7

Ward 4

The applicant is requesting a recommendation for a zone change to rezone approximately 2,852 square feet of lot 312 from Open Space to Residential A-7 in order to construct an addition to an existing dwelling. The Assessors Lot 332 consists of three record lots that were merged into one lot for development by a previous owner. The current owner was unaware that a portion of the lot was zoned Open Space when the property was purchased.

Planning Department Findings

The Planning Department finds the proposed zone change to be in compliance with the City's Comprehensive Plan, including the Goals and Policies Statement, the Implementation Program, the Land Use Element and the Housing Element.

The Planning Department also finds the proposed zoning amendment to be generally consistent with the following purposes of the City's Zoning Ordinance, as presented in Section 100, "Title and Purpose."

103.1 Promote the public health, safety and general welfare of the City.

103.2 Provides for a range of uses and intensities of use appropriate to the character of the City and reflect current and future needs.

103.3 Provides for orderly growth and development, which recognizes:

(A) The goals and patterns of land use contained in the Comprehensive Plan of the City of Warwick.

(B) The natural characteristics of the land, including its suitability for use based on the soil characteristics and topography.

(E) The availability and capacity of existing and planned public and/or private services and facilities.

(F) The need to shape and balance urban and suburban development.

103.8 Promote a balance of housing choices, for all income levels and groups, to assure the health, safety and welfare of all citizens and their rights to affordable, accessible, safe, and sanitary housing, including opportunities for the establishment of low and moderate income housing.

103.11 Promote implementation of the Warwick Comprehensive Community Plan, as amended.

The Planning Department recommends a favorable recommendation to the Warwick City Council for the requested zone change.

Public Meeting

Request for an Amendment to the City's Zoning Ordinance

Zoning Ordinance Table 1. Use Regulations

Applicant: Warwick City Council

Location: 3275 Post Road

Zoning District: Zoning Ordinance Table 1. Use Regulations

In accordance with Warwick City Council Resolution PCR-90-08, the City Council desires to amend Zoning Ordinance Table 1. Use Regulations for those uses which require a Special Use Permit in Light Industrial and General Zoning Districts.

Council Resolution PCR-90-08 formed a committee to review those uses requiring Special Use Permits in Light Industrial and General Industrial zones to determine whether there are any which no longer

should be or need be granted by the issuance of a Special Use Permit. See attached resolution PCR-90-08, study committee meeting minutes and Table 1 Use Regulations with proposed changes.

Planning Department Findings

The Planning Department finds the proposal to be in compliance with the City's Comprehensive Plan including the Goals and Policies Statement, the Implementation Program, the Land Use Element and Economic Development Element.

The Planning Department also finds the proposed zoning amendment to be generally consistent with the following purposes of the City's Zoning Ordinance as presented in Section 100 "Title and Purpose":

103.1 Promote the public health, safety and general welfare of the City.

103.2 Provide for a range of uses and intensities of use appropriate to the character of the city and reflects current and future needs.

103.3 Provides for orderly growth and development, which recognizes:

(A) The goals and patterns of land use contained in the comprehensive plan of the city.

(F) The need to shape the urban and suburban development.

103.11 Promote implementation of the Warwick Comprehensive Community Plan, as amended.

The Planning Department recommends favorable recommendation to the Warwick City Council for the requested zoning amendment.

Public Meeting

Request for an Extension

Barlow - Long Street Plat

Applicant: Edward Barlow

Location: Long Street

Assessor's Plat: 364

Lot(s): 18

Zoning District: Residential A-10

Land Area: 47,748 Square Feet

Number of lots: 2

Engineer: Alpha Associates

Ward: 5

This applicant is requesting an extension of a master plan/preliminary approval to subdivide one conforming lot with two existing dwellings to create two nonconforming lots; each lot having one dwelling, both

lots with less than the required frontage and lot width in a Residential A-10 zoning district heard by the Planning Board on February 13, 2008.

Planning Department Findings

The Planning Department finds the following:

- 1. The project is consistent with the Comprehensive Plan, and the Comprehensive Plan has not changed substantially since the time of the original application as it would apply to this project.**
- 2. The Development Review Regulations, the Zoning Ordinance, and all applicable state and federal regulations are substantially the same as they were at the time of the original application, as they would apply to this project.**
- 3. The Zoning Map designation for the subdivision has not changed since the time of the original application.**
- 4. No substantial change to the physical conditions of the subdivision or the neighboring property has occurred since the time of the original application.**

Planning Department Recommendation

The Planning Department recommendation is to grant the requested extension to expire on March 12, 2010.

Public Meeting

Request for an Extension

Cowesett Farm

Applicant: Cowesett Farm, LLC

Location: Cowesett Road and Blue Ridge Road

Assessor's Plat: 239

Assessor's Lot(s): 8 & 11

Zoning District: Residential A-15

Land Area: 94.91 acres

Number of lots: 37

Engineer: DiPrete Engineers, Inc.

Ward: 8

The applicant is requesting the third extension of the master plan approval for the Cowesett Farm subdivision to allow for the creation of 36 single family house lots in an A-15 Zoning District, approved on April 19, 2006.

Planning Department Findings

The Planning Department finds the following:

- 1) The project is consistent with the Comprehensive Plan, and the Comprehensive Plan has not changed substantially since the time of the original application as it would apply to this project.**
- 2) The Development Review Regulations, the Zoning Ordinance, and all applicable state and federal regulations are substantially the same as they were at the time of the original application, as they would apply to this project.**
- 3) The Zoning Map designation for the subdivision has not changed since the time of the original application.**
- 4) No substantial change to the physical conditions of the subdivision or the neighboring property has occurred since the time of the original application.**

Planning Department Recommendation

The Planning Department recommendation is to grant a final extension to expire on April 19, 2010.